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WATERLOO/STAKES/PURBROOK

WEST OF WATERLOOVILLE FORUM

6 JULY 2015

PROGRESS REPORT ON THE WEST OF WATERLOOVILLE MDA

REPORT OF THE CORPORATE DIRECTOR (WCC)

Contact Officer: Joseph McKee Tel No: 01962 848583

RECENT REFERENCES:

WWF(79) – Progress Report – 22 November 2013

WWF – Minutes of Previous Meeting – 22 November 2013

WWF Informal Briefing – WOW Implementation Officer Updates – 21 April 2015

EXECUTIVE SUMMARY:

This report outlines the progress made on various planning matters since the last Forum meeting in respect of the West of Waterlooville MDA and outlines some of the next stages in the development process.

Also to be found within this report is a summary aiming to provide an update of recent progress made by the Arts Advisory Panel as well as a Statement of Community Development produced by Havant Borough Council for the Informal Briefing 21 April 2015.

RECOMMENDATION:

That the Forum notes the progress made in bringing forward the West of Waterlooville MDA development.

## WEST OF WATERLOOVILLE FORUM

6 July 2015

### PROGRESS REPORT FOR THE WEST OF WATERLOOVILLE MAJOR DEVELOPMENT AREA (MDA)

#### REPORT OF CORPORATE DIRECTOR

##### Progress to Date

##### 1. Taylor Wimpey (TW) Site

1.1. To date there have been 352 buildings completed and occupied on the TW site (May 2015).

1.2. Phases 1 & 2 are now completely built out and occupied (110 phase 1 & 113 phase 2) and within phase 3 & 4; 129 out of a total of 235 (88 affordable) homes completed and occupied (April 2015 – TW 3 Monthly Progress Report). At present TW are not able to provide further recent data.

1.3. Phase 5 residential (103 units) on land formally allocated for employment uses was approved at Joint Planning Committee 17 June 2014; expect infrastructure commencement autumn 2015.

1.4. Full Planning Application for the proposed bridge is awaiting final consultation response. Once consultee comments have been collated the intention is for Winchester City Council (WCC) to progress swiftly as permissible with the application. Once installed, accessibility to Berewood school will be increased significantly, as will the permeability of the site as a whole.

1.5. Major excavation works to grade the spoil heaps on the Western Open Space are scheduled to commence imminently. This will allow the area to be formally laid out for open space uses.

1.6. Pre-commencement conditions for the on site Care Home and Extra Care facility are expected to be discharged soon after discussions regarding design specification.

##### 2. Grainger Site

2.1. There are currently around 87 dwellings completed and occupied on phase 1 of the Grainger site and 5 on phase 2 (June 2015).

2.2. Between the first two phases under construction, it is estimated that the average rate of building equates to approximately 7 dwellings being completed per month. Phase 3 infrastructure works should be completed within the next six weeks.

2.3. In depth discussions between the planning authorities and Grainger in relation to the next phase of development are likely to get underway late 2015.

- 2.4. Earlier this year consent was granted for 104 residential dwellings aimed at the private rented sector. This is something of a new concept for both Councils in terms of such a large number of dwellings being specifically built to meet what is a currently unfulfilled demand for this type of accommodation. It is very much supported by Government as a means of increasing the supply of good quality, new homes which are available to the private rental market. Around 70 of these dwellings will be in addition to the 2,450 dwellings already granted on the Grainger site. It is hoped that construction will commence on the Private Rental Scheme in the autumn of this year.
- 2.5. The London Road 'Toucan Crossing' construction works have commenced and are scheduled to take approximately five weeks; this has resulted in the need for hedging works along London Road to accommodate the related infrastructure.
- 2.6. Consultee comments have now been received and WCC is now at a stage to discharge relevant conditions in relation to The Western Access Carriageway proposal; a necessary piece of Infrastructure improvement. The Western Access Carriageway is a short section of highways infrastructure positioned between phases 3 and 7 of the Berewood Development. The construction of this road will provide a direct and immediate link between phase 1, phase 3 and phase 7 allowing for a comprehensive road network between these areas.
- 2.7. The Rising Main and Greenway is a S106 inclusion, the trigger being 250 occupations on site for its development. Its delivery is moving forward following positive responses from relevant consultees contacted and relevant conditions will be discharged. This greenway will provide the pedestrian and cycle link in close proximity to the west of the town park.
- 2.8. The second bridge on site; located on Grainger's side of the development, close to Berewood School and which crosses the River Wallington is now scheduled to be in the final stages of construction. Town Park Phase A Reserved Matters Application (associated with residential Phase 2) has also been approved and pre-commencement conditions are currently under consideration. The town park includes the skate park which has been the subject of considerable discussion on design and landscaping.

### 3. Cemetery Provision

- 3.1. Land drainage investigative works undertaken over a two year period are now complete in the aim to assess the hydrology of the site and its suitability for uses as a burial ground. The initial findings have been quite positive and it is expected that Havant Borough Council (HBC) will consult the Environment Agency to ascertain their position on the provision of a Cemetery on the identified site.
- 3.2. The S106 TW Cemetery Contribution is £407,000 and this will be paid to WCC. This contribution will then be transferred to Grainger who will construct the necessary infrastructure related to the development.

### 4 Arts Advisory Panel Update

- 4.1 As reported to the last briefing for Members on the West of Waterlooville Forum, consultants Future City were appointed last December following a competitive procurement exercise, to oversee delivery of the public art programme funded by the Grainger S106 contribution of £500,000. Following initial community engagement activities and information-gathering in the West of Waterlooville area, a comprehensive artist brief was drawn up as a basis for the first phase of commissioning. This will lead to permanent features created in the 'gateway' area of Berewood and in the Town Park.
- 4.2 Four artists are currently preparing proposals for consideration by the Arts Advisory Panel. The artists, who were identified from a long list of 20 put forward by Future City, all have a strong track record in involving the community as this is a key requirement of the brief. The works they have produced have strong associations with the natural world and an evident appreciation of historical and social context of the sites where they are located.
- 4.3 The preferred proposal will be selected by the Panel at its September meeting and shared with the Forum subsequently. Grainger are supporting the process actively, were involved in the shortlisting and continue to be represented on the Arts Advisory Panel.

## 5 West of Waterlooville Community Development Informal Briefing Update – 21 April 2015

### 5.1 Old Park Farm/Taylor Wimpey - Resident Engagement

- 5.2 The formal Old Park Farm Residents Association was active up until September 2014. During this time the group supported community events, including litter picks and socials, represented residents' views on Planning Applications and Forums and worked in partnership with a variety of agencies including the Councils, the police and Radian. This formal body was effective in giving residents a voice, however the recruitment of volunteers was a challenge and the decision was made to dissolve the Association and to find a new, more engaging way to represent residents.
- 5.3 Work has started on developing a new form of resident engagement and will continue throughout this year - residents are being supported to agree priorities and to work towards developing an identity and a plan for the future. A mechanism for formal representation will be established based on feedback from residents.

## 6. Anti Social Behaviour in Old Park Farm/Taylor Wimpey Development

- 6.1 Pride in Old Park Farm, a partnership of WCC, Havant Borough Council (HBC), Police, Motiv8 and Radian, has delivered a variety of community initiatives both on, and local to, the development. A survey was carried out in spring 2014 which led to the development of a Community Plan. This identified key priorities, actions and relevant agencies. Significant improvements have been achieved, as reflected in a reduction in reported incidents and in feedback from residents. A series of events and activities were funded by a Community Safety grant from Radian and Community

Funding from HBC, plus Motiv8 have been supporting a programme of detached work. This work has built relationships with residents of all ages and helped to build a sense of community. This work will continue as the development grows and partners continue to work together to address issues and concerns on this site.

## 7. Berewood

7.1 Several high profile events have been held of the Berewood development, organised in partnership with HBC, WCC, and the Community Ministry along with Bloor Homes and Grainger Trust who have both contributed significant funds. The Christmas Events involved local schools and the Halloween Event and activities were well received. These events target the wider Waterlooville area and aim to encourage integration with the new community.

7.2 More locally, a number of residents meetings have taken place, which have been very well attended. Initially addressing site issues it is anticipated this group will form the basis of a residents' forum which will develop and grow in the future.

## 8. Berewood Primary School

8.1 The school opened in September 2014 and provides the first on site community facility to be realised by the MDA.

8.2 The school currently has around 80 pupils, many from the Old Park Farm and Berewood developments and is nearing capacity under the current arrangements. In the longer term the school will accommodate 450 pupils (age 4-11years) but it is intended that growth is managed in a way that reflects the growth of the development, and also reduces the impact on other local schools in the area.

8.3 The school has been made available for various meetings and events and has become a much needed facility on the development.

## 9. Communication

9.1 A community newsletter is produced on a regular basis, currently 4 times per year. This is delivered to every household but also shared electronically more widely.

9.2 In response to various rumours concerning residents in the wider Waterlooville area, a Facebook Page has been set up to share factual information on the development. This page will be formally launched later this year and aims to raise awareness of the positive aspects to the development, to challenge rumours and to ensure residents are up to date as the development grows. This page supports the current WoW Blog and Council websites and offers a different way to access information.

## 10. Current Partners supporting Community Development work

10.1 It is pleasing to report the large number of organisations which are supporting community development in the new areas. These include Radian, Bishops Waltham Police, Waterlooville Police, Neighbourhood Watch, Motiv8, Action for Children (Denmead), Denmead Baptist Church, All Saints Church, Berewood Primary School, Berewood Community Ministry, Theatre Royal Winchester, Denmead Youth Club, The Spring, HBC, WCC, HCC, Denmead Parish Council, Southwick & Widley Parish Council, Taylor Wimpey, Bloor Homes, Careys, Grainger PLC, Grainger Trust and Guinness Heritage.

10.2 Members of the Forum will appreciate that this is extremely important work as the successful establishment of the community relies not just on the provision of good homes and infrastructure, but on the development of networks of people, interest groups, cultural activities and ways for people to access their representatives locally. Elected Members of all the local authorities involved have consistently expressed their commitment to the long term success of the MDA as a community, not just a planning exercise, and with support from the developers there evidence that this is being delivered upon.

#### OTHER CONSIDERATIONS:

##### 11 COMMUNITY STRATEGY AND PORTFOLIO PLANS (RELEVANCE TO):

11.1 The delivery of a successful West of Waterlooville MDA is an integral part of the City Council's strategy for sustainable development as set out in its Local Plan Part 1 and Havant Borough Council's Corporate Strategy to work with communities and developers to allocate and deliver sites for employment and housing guided by the appropriate Development Plan Document and changing national policy.

##### 12 RESOURCE IMPLICATIONS:

12.1 The cost of providing the necessary social and physical infrastructure is expected to be funded through the Section 106 Agreements. However, there will be continued officer time required to monitor the development and to ensure the various conditions and obligations are complied with.

##### 13 RISK MANAGEMENT ISSUES

13.1 There are no risk management issues arising from this report.

#### BACKGROUND DOCUMENTS:

None

#### APPENDICES:

None